



**Planning Staff Report to
Greenville Planning Commission
January 14, 2022
for the January 20, 2022 Public Hearing**

Docket Number:	AX-2-2022
Applicant:	Alvin Johnson
Property Owners:	Burdette Enterprises Inc
Property Location:	Conestee Road and Conestee Lake Road
Tax Map Number:	M013020100100
Acreage:	31.983 acres Right-of-way area: 3.211 acres Total area (to be annexed): 35.194 acres
Existing Zoning:	R-S, Residential suburban district (Greenville County)
Proposed Zoning:	RM-1, Single-family and multifamily residential district (City of Greenville)
Adjacent Zoning:	N: I-1 Industrial District (Greenville County) R-S, Residential suburban district (Greenville County) E: R-S, Residential suburban district (Greenville County) S: R-MA, Multifamily residential district (Greenville County) W: C-3, Regional commercial district (City of Greenville) I-1 Industrial District (Greenville County) S-1, Services district
District:	Council District 2
Staff Recommendation:	Recommend Approval for Annexation, Rezone, and Future Land Use Designations of Urban Residential and Parks-Green Space

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 Function, Powers, and Duties of the Planning Commission
Sec 19-1.3 Purpose and Intent
Sec.19-2.1.2 (A) (2) (b) Zoning District Map Amendments (Rezoning)
Sec.19-2.1.2 (A) (10) Annexation of properties into the corporate limits
Sec.19-2.3.2 (E) (2) Amendments to Zoning District Map
Sec.19-3.2 District Descriptions

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 31.983 acres of lot area into the Greenville city limits and to zone it RM-1, Single-family and multifamily residential district. Approximately 3.211 acres of street right-of-way will also be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and Planning staff prior to submittal of this annexation application.

Neighborhood Meeting

The applicant conducted a neighborhood meeting on December 2, 2021, as required by subsection 19-2.2.4 of the Land Management Ordinance. The meeting attendance record and meeting notes are attached to the packet.

Site Information

The acreage is located on Conestee Road and is currently zoned R-S, Residential suburban district in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

The applicant requests to annex the property into the City with a RM-1 zoning designation. The RM-1 zone is intended to encourage a mixture of low-density and medium density housing types, including multifamily units, townhouses, single-family detached, and single-family attached dwellings. The maximum density for multifamily development is ten units per acre. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.

Staff Analysis:

Staff offers the following responses to the standards to rezone found at Section 19-2.3.2 (E) (2), *Amendments to Zoning District Map*.

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, will designate a portion of the subject area for annexation as “*Urban Residential*” and “*Parks-Green Space*.” Urban Residential is intended to be a mixture of low-density and medium-density housing types that includes multifamily units, townhouses, single-family detached and single-family attached dwellings. Urban Residential neighborhoods are near the downtown area and pockets east of Laurens Road. This classification allows for a density of 10-20 units per acre and is intended to allow compact development within Greenville’s historic and traditional neighborhoods with smaller lots and walkable streets. Complementary uses, customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed. Parks-Green Space is intended to include parks, open spaces, and trails. It is intended that the Parks-Green Space would apply to the areas of the parcel unbuildable due to floodway, flood plain, and terrain of the Reedy River and Laurel Creek.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The RM-1 zoning designation allows for an appropriate range of uses and dwelling unit density for the area.
4. Compatible with surrounding uses: Surrounding uses includes a mix of similar zoned properties within the County, suburban residential uses, and industrial, service-oriented uses. The future mixed-use redevelopment of the Conestee Mill is across Conestee Road from this location. The proposed RM-1 zoning classification will allow for development that is compatible with the surrounding properties.

5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area. The RM-1 designation will allow for up-to medium density residential near the mixed-use redevelopment of Conestee Mill.
6. Will not result in “strip” or ribbon commercial development: RM-1 does not allow most commercial uses.
7. Will not create an isolated zoning district: Adjacent properties in the City are zoned C-3. Adjacent County properties are zoned R-MA, a multifamily residential district. The proposed RM-1 zoning designation is consistent with zoning districts of nearby properties within unincorporated Greenville County. If the City were to annex the adjacent county properties at a future date, they would likely receive a similar zoning classification
8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The RM-1 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Belmont Fire District but would be serviced by the Greenville City Fire Department upon annexation. The property is 5.1 miles away from Greenville City Fire Station 3. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains a 20-inch, looped water main on Conestee Road capable to serve the property.

STAFF RECOMMENDATION:

APPROVE, with staff comments

Staff Comments

Planning Comments

Recommend: Approve w/ Comments

Comments:

1. Staff recommends that the Future Land Use designation be “*Urban Residential*” and “*Parks-Green Space*” in accordance with the Greenville 2040 Comprehensive Plan.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are no existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from Metro/ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
 - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.

c. Each building shall have a separate and direct connection to the City's sanitary sewer main or a Metro Sanitary Sewer Main.

d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.

e. Each building shall require a new service fee through ReWa.

2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:

a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.

b. At a minimum, a stormwater plan should include:

i. Proposed layout.

ii. Appropriate erosion control best management practice standard details.

iii. A construction entrance.

iv. A concrete washout.

v. Silt fence

c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.

a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2, 10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.

b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.

c. Water quality treatment is required when either:

- The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;

- The proposed development creates a new impervious surface greater than or equal to 0.25 acres.

3) Floodplain – A portion of the subject property is located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

4) a. Compensatory storage is required for all storage lost or displaced in a regulatory floodplain. Hydraulically equivalent compensatory storage requirements for fill or structures in a riverine regulatory floodplain shall be at least equal to 1.5 times the volume of regulatory floodplain storage lost or displaced. Such compensation areas shall be designed to drain freely and openly to the channel and shall be located opposite or adjacent to fill areas. A deed or plat restriction is required to prohibit any modification to the compensation area. The regulatory floodplain storage volume lost below the existing ten-year frequency flood elevation must be replaced below the proposed ten-year frequency flood elevation. The regulatory floodplain storage volume lost above the ten-year existing frequency flood elevation must be replaced above the proposed ten-year frequency elevation.

b. If the proposed development would result in a change in the mapped regulatory floodplain, regulatory floodway, or the BFE on a site, the applicant shall submit sufficient data to the city and FEMA to obtain the appropriate letter of map change (LOMC). All adjacent property owners, communities, and the state department of natural resources shall be notified prior to any alteration or relocation of a floodplain, and submit copies of such notifications to the city. A LOMC due to fill does not preclude a development from meeting the compensatory storage requirements.

4) Wetland provisions: All impacts to jurisdictional waters of the U.S. and waters of the state must be permitted in compliance with all federal and state standards. This includes any permits from the Army Corp of Engineers and any mitigation requirements.

a. Submittal requirements:

1. The applicant shall delineate all wetland area boundaries in accordance with the current federal wetland determination methodology on the plans.

2. All federal and state permitting documents relating to wetlands shall be provided to the city along with all permits issued.
3. All federal and state wetland monitoring reports shall be provided to the city.

b. Restrictions: Preservation of wetlands shall be provided by deed or plat restrictions.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Fire Department Comments

Recommend: Approve

Parks & Recreation Comments

Comments:

No Comment.

Tree and Landscape Comments

Recommend: Approve with comments

Comments:

Any removal of protected trees, those 6-inch DBH or greater, will be subject to mitigation through either replacement at an inch-for-inch rate of at least 3-inch caliper canopy trees or a fee-in-lieu of \$50 per inch removed. Any removed heritage trees, those 20-inch DBH in the setback or 40-inch DBH anywhere on site, will be subject to a fine of \$45 per inch removed and mitigation. Any development will be subject to providing a landscape plan to include applicable landscaping. A mitigation plan, if applicable, and landscape plan showing all requirements should be submitted with any site disturbance or building permits.



APPLICATION FOR ANNEXATION

Planning Department (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

APPLICANT

PROPERTY OWNER

*Name:	Alvin Johnson	Burdette Enterprises Inc
*Title:	Director, Entitlements & Due Dilligance, Levi Grantham	
*Address:	572 Savannah Highway, Charleston	1598 Edwards Rd, Woodruff, SC 29388
*State:	SC	
*Zip:	29407	
*Phone:	843-573-9635 ext 5127	
*Email:	alvin.johnson@levigrantham.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) M013020100100

*TOTAL ACREAGE 31.9

*COUNCIL DISTRICT District 24

*CURRENT ZONING DESIGNATION (County) R-S

*PROPOSED ZONING DESIGNATION (City) RM-1

*DEED RESTRICTIONS N/A

*FRONTAGE ON PUBLIC ROAD (feet) 1740

*WATER DISTRICT Greenville Water

*SEWER DISTRICT Metropolitan Sewer Sub District

*FIRE DISTRICT Belmont Fire District

*SANIATION DISTRICT Greater Greenville Sanitation Commission

*OVERLAY DISTRICT/SPECIAL EMPHASIS NEIGHBORHOOD N/A

TYPE OF ANNEXATION

*Please select one (1) type:



100%



75%



25%

For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with Economic Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.
2. Submit an electronic copy of the **draft plat** signed by a registered surveyor **and legal description** (see requirements below) **2 weeks prior to the application filing deadline**. Failure to do so may result in delay of the application. The draft plat can be sent to jhamlett@greenvillesc.gov.
3. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
4. If the application is to annex a portion of a property as otherwise described by deed, a survey of the parcel reflecting the requested annexation by courses and distances must be included in the submittal package.
5. All applications and fees (made payable to the City of Greenville) for Annexation must be received by the planning and development office **no later than 2:00 pm** of the date reflected on the attached schedule.

A. Annexation

\$550.00 – *public hearing required*

6. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
7. Please refer to ***Sections 19-1.9, Annexations*** for additional information.
8. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property **at least 15 days (but no more than 18 days) prior** to the scheduled planning commission hearing date.

Annexation applications also require a neighborhood meeting, which is to be held **at least eight (8) days prior** to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See *Instructions for Organizing a Developer-Led Neighborhood Meeting* for more information.

Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

_____ Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

***APPLICANT SIGNATURE**

 President

9. **Please verify that all required information is reflected on the application, and submit one (1) paper copy and one (1) electronic version of the application submittal package.**
10. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning

CITY OF GREENVILLE APPLICATION FOR ANNEXATION

Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

[Signature]
12/7/21

*APPLICANT SIGNATURE

DATE

11. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	<i>[Signature]</i>
Date	12/7/21

APPLICATION REQUIREMENTS CHECKLIST

- ☒ **Draft plat** signed by a registered surveyor **and legal description** (see requirements below) submitted **2 weeks prior to the application filing deadline**. Failure to do so may result in delay of the application. The draft plat can be sent to jhamlett@greenvillesc.gov.
 - o A **draft plat** of the area to be annexed showing the following (Please see ANNEXATION PLAT REQUIREMENTS for more details):
 - Metes and bounds of the entire proposed annexation, showing the POB (Point of Beginning for annexation)
 - Any adjacent contiguous right-of-way not already within the corporate limits of the City. (The City reserves the right to exclude certain right-of-ways)
 - Label and show all contiguous corporate limit lines, including existing and new City Limit lines.
 - Acreage of Real Property, right-of-ways, and total acreage in a table format.
 - Easements
 - Private roads and drives (clearly marked as such)
 - Tax map numbers and owners for all lots to be annexed and adjacent lots
 - o A **legal description** including metes and bounds of the property to be annexed and a separate description of the metes and bounds of any right-of-way to be annexed. The legal description must be included in a document separate from the annexation plat.
- ☒ **A completed application form.**
- ☒ **Annexation petition** signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer of the corporation. Corporate minutes of a resolution of the Board of Directors should accompany the petition. The signature of a real estate agent, broker or developer without specific authority to sign as to annexation is not acceptable. A petition with less than all freeholders signing is not acceptable for filing without a written statement from the City Attorney that the petition appears on its face to comply with state law regulating such petitions.
- ☒ **A letter of intent** (reason for annexation).
 - ☐ The **fee** for the requested zoning classification as set by the City's fee schedule. (These fees are used to pay for administrative and advertising expenses incurred as a result of the petition).
 - ☐ **Three (3) copies of a recordable Final Plat and a true to scale electronic copy of the Final plat signed by the registered surveyor** must be provided with all requested revisions with the application submittal.

ANNEXATION PLAT REQUIREMENTS

1. Drawing size shall be no smaller than "C" size (17" x 22") and no larger than "E" size (34" x 44").
2. The entire boundary of the proposed annexation shall be contained on "I" (one) drawing.
3. The title of the Annexation shall be noted in the title block as "Annexation Plat for (Show the Owner of Record) and

(Project Site Name, if known).

4. A location map shall be shown in the upper right hand side of the drawing that shows the location of the proposed annexation and the surrounding streets.
5. Drawing shall show the dates of the survey, scale in feet, and stamped by the engineer or surveyor with registration number.
6. The "Existing City Limit Line" shall be shown on the drawing in a distinguishable line symbol that is easily recognized and in a different line symbol than the "Existing City Limit Line". This line shall be noted on the drawing as "New City Limit Line".
7. The "New City Limit Line" shall be shown on the drawing in a distinguishable line symbol that is easily recognized and in a different line symbol than the "Existing City Limit Line." This line shall be noted as "New City Limit Line".
8. The proposed annexation shall be contiguous to the "Existing City Limit Line".
9. When directed by City staff, you may be required to include/capture adjacent street Right-of-Way as part of the annexation. When you are required to annex certain street right-of-ways that are adjacent to or contained within the proposed annexation, these areas, in square feet and acres, shall be noted on the drawing within these boundaries.
10. The area, in square feet and acres, of the real property that is to be annexed shall be noted on the drawing within these boundaries.
11. The Tax Parcels contained within the boundary of the proposed annexation shall be shown and their Tax Parcel ID numbers noted on the drawing. Also, all adjacent parcels shall be shown and labeled with their Tax Parcel ID.
12. The bearings and distances around the outer boundary of the proposed annexation shall be shown on the drawing. The linear dimensions shall be expressed in feet and decimals of a foot. All angular measurements shall be expressed in bearings to the nearest minute. Curves, that have been surveyed, shall be defined on the drawing by a radius, central angle, tangent, arc and chord bearings and chord distances. Areas of the annexation that have not been surveyed, such as adjacent street right-of-way, may be noted as "more or less" or "+-". The "total area" of the annexation will consist of the area of real property and any street right-of-way contained in the annexation. These areas shall be noted in a "text box" on the drawing titled "Area of Annexation". The area of real property shall be noted and the area of any street right-of-ways shall be noted and then the "total area" noted.
13. Do not "traverse" the "New City Limit Line" along the center of a street.
14. A Legal Description of the annexation shall be written that traverses the outer boundary of the annexation. The "POB" (Point of Beginning) shall be noted on the drawing. When preparing the Legal Description, note any time that the traverse goes "along the Existing City Limit Line".
15. If the annexation contains any existing structures, the present street address for these structures shall be noted within the corresponding parcel/structure.
16. The proposed annexation will be reviewed by City Staff and any corrections that are needed to the annexation plat will be noted and relayed to the Engineer, Surveyor, and/or owner,

IMPORTANT NOTE:

Prior to applying for annexation, contact the City of Greenville's Engineering Department to verify the "availability" of utilities such as sanitary sewer and water.




CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as Intersection of Conestee Rd and Conestee Lake Rd and consisting of approximately 31.9 acres 1 Conestee Rd (street number). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Burdette Enterprises Inc	M013020100100		12/7/21

[illegible]

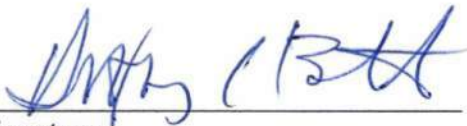


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, Anthony C Burdette, have this seventh day of December, 2021,
certified my signature previously given and dated for the annexation into the City of Greenville of
one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as
previously given and dated. The parcel tax map number(s) is(are) as follows:

M013020100100



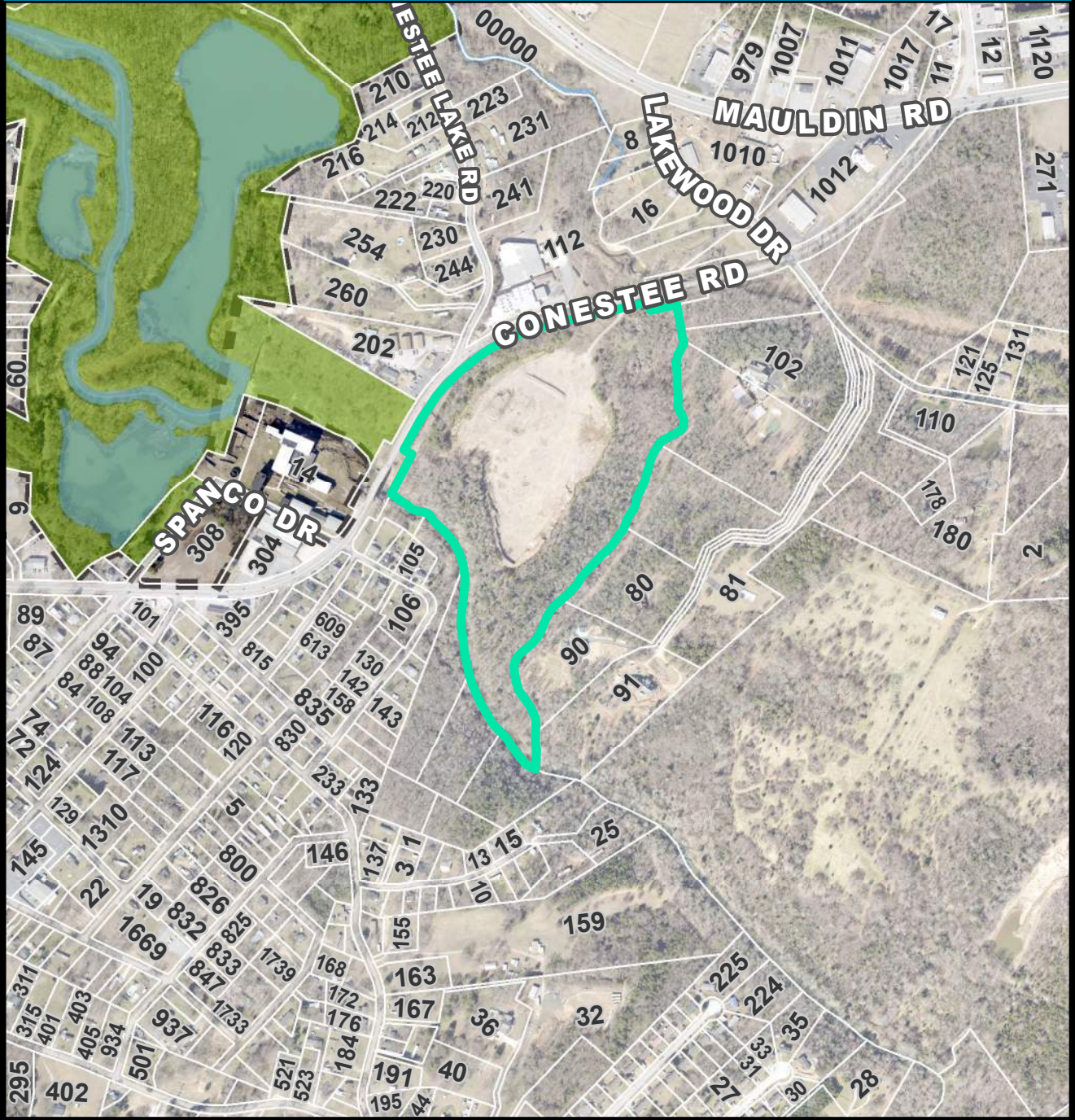
Signature

Anthony C. Burdette

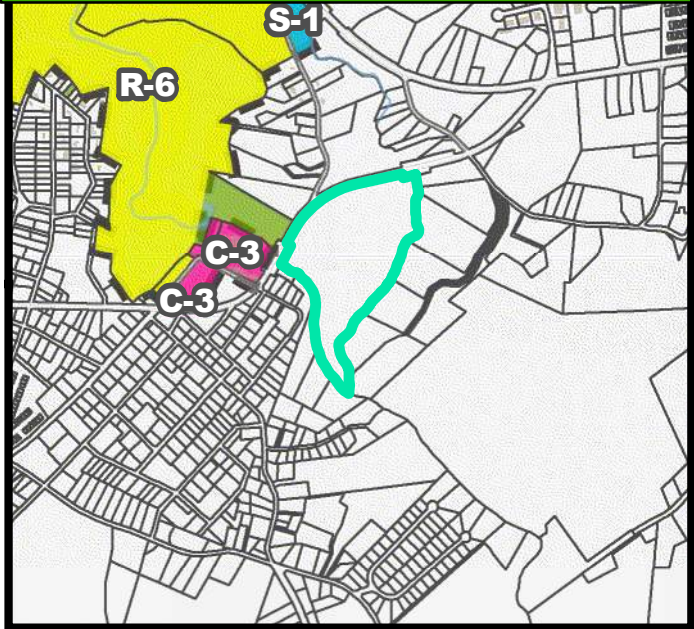
Please Print Name

AX-2-2022 • CONESTEE ROAD AND CONESTEE LAKE ROAD

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

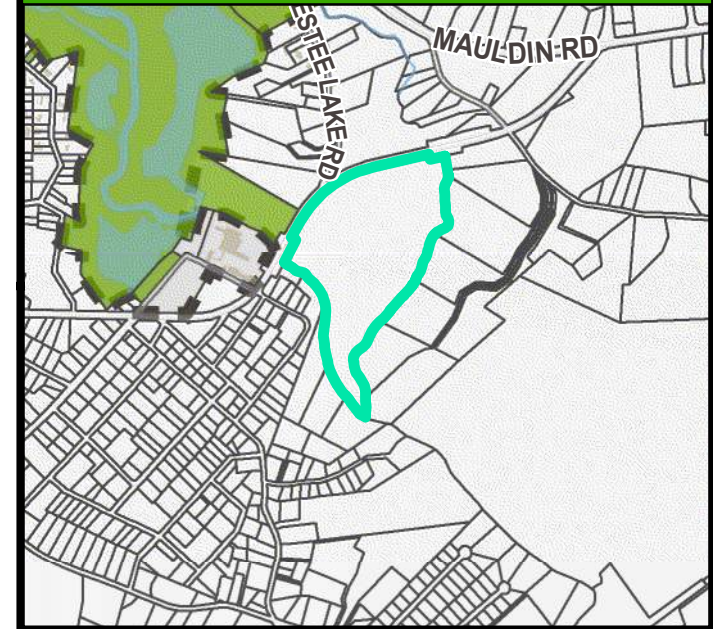


AX-2-2022 • CONESTEE ROAD AND CONESTEE LAKE ROAD

NATURAL / ENVIRONMENTAL FEATURES

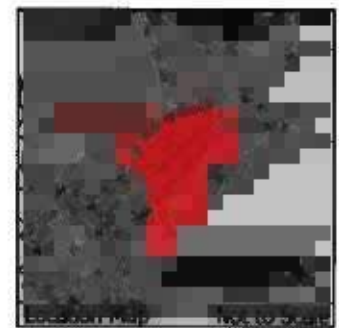


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS







Letter of Intent for Annexation

TO: City of Greenville

FROM: Seamon Whiteside And Associates

DATE: 11.22.2021

RE: TMS# M013020100100 Annexation into City of Greenville

CC: Levi Grantham

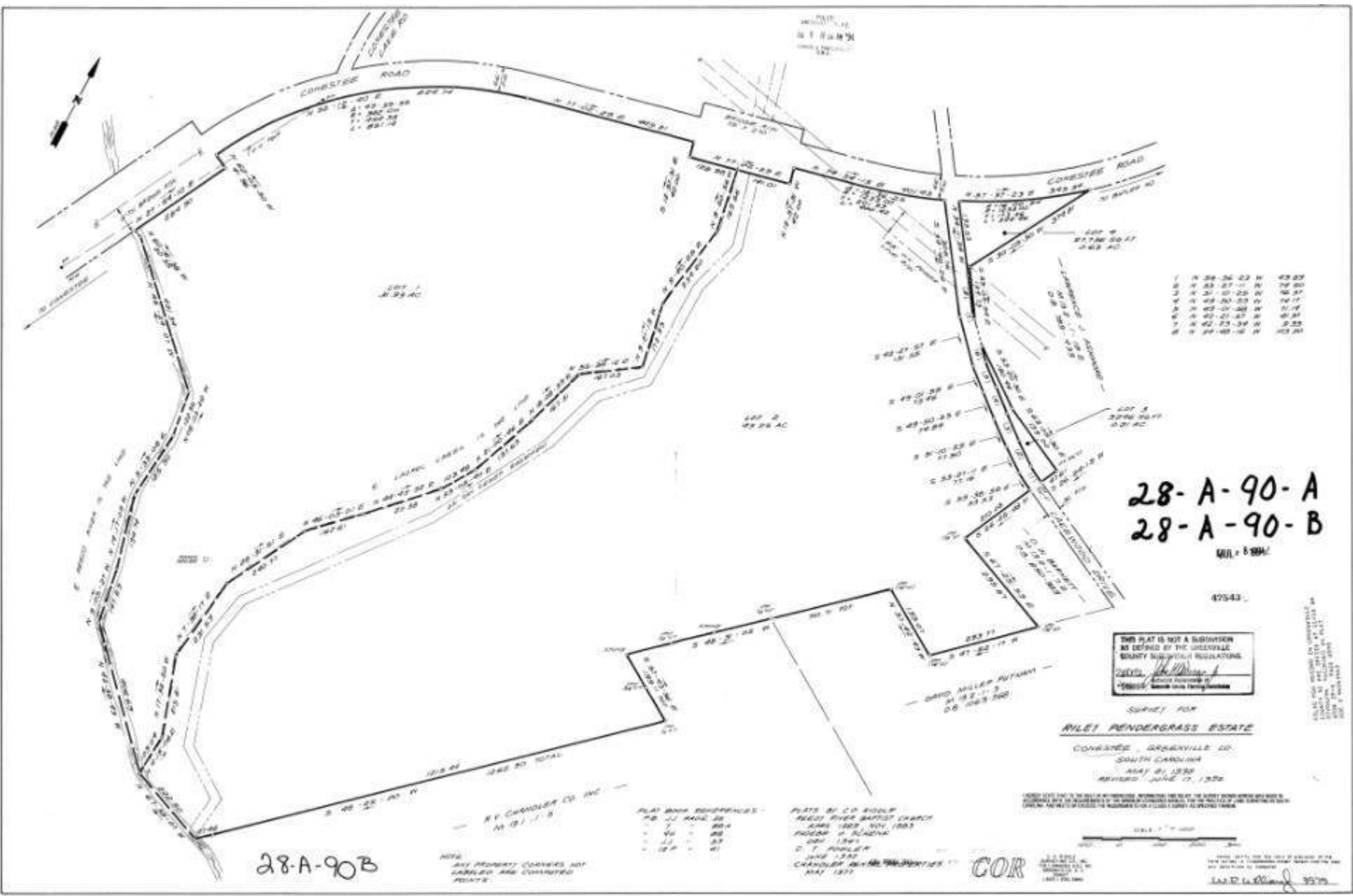
We are seeking annexation into the City of Greenville for TMS# M01302010010, currently zoned R-S in Greenville Couty. The proposed uses for the property are Single Family Residential Attached and Single Family Residential Detached. We plan to put +/- 120 single family lots on the 31.9 acre site. Annexation into the city of Greenville will provide us with the support and flexibility needed to develop the site in an efficient way, due to the opportunity to use the cluster subdivision oridnance.

The site contains an abundance of natural features, including significant frontage on the Reedy River and Laurel Creek. There are wooded areas, flood zones and steep slopes adjacent to these natural features. We desire to conserve these valuable natural areas undisturbed and cluster single family development on the previously cleared central portion on the site adjacent to Conestee Rd. This requires a denser zoning and smaller, more flexible lot size than the existing county zoning of R-S allows.

We are looking for a density of approximately four units/acre. We chose to seek an annexation into the city and the RM-1 zoning because it allows us to achieve the density and smaller lot size we desire, while conserving the natural resources of the property. R-M1 will allow us to mix attached single family and detached single family uses to create a relatively dense single-family community, surrounded by, and with access to, the preserved natural areas on the site. Greenspace, and recreational access to it, is a priority for the development and there will be several park areas and walking trails included in the development. The incorporation of alleys and rear-loaded units will help the development feel less vehicle centered, by hiding garages behind the houses and prioritizing pedestrian circulation along the main streets.

We believe an R-M1 zoning in the City of Greenville will allow us to provide a thoughtful and high quality single-family community for the City of Greenville.

Thank you for your consideration.



PLAT
RECORDED
IN 11/18/30
BOOK 1000 PAGE 100

1	N 38-36-23 W	43.03
2	N 33-27-11 W	79.00
3	N 37-10-25 W	16.37
4	N 48-30-03 W	12.17
5	N 43-07-08 W	11.18
6	N 40-21-27 W	40.34
7	N 42-23-34 W	5.23
8	N 34-40-10 W	103.20

28-A-90-A
28-A-90-B
GULF & BROS.

47543

THIS PLAT IS NOT A SUBDIVISION
AS DEFINED BY THE GREENVILLE
COUNTY SUBDIVISION REGULATIONS.
RECORDING OFFICE OF
GREENVILLE COUNTY, SOUTH CAROLINA

SURVEY FOR
RILEY PENDERGRASS ESTATE
GREENVILLE COUNTY,
SOUTH CAROLINA
MAY 21, 1930
REVISED JUNE 17, 1930

BEFORE ME, the undersigned authority, on this day personally appeared RILEY PENDERGRASS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

SCALE 1" = 100'

COR

FILED
JUL 17 1930
RECORDED
BOOK 1000 PAGE 100

PLAT BOOK REFERENCES -
P.B. 11 PAGE 28
1 - 1 - 80A
1 - 1 - 80B
1 - 1 - 80C
1 - 1 - 80D

PLAT BY C.D. BODLE
REDFORD BAPTIST CHURCH
JUNE 1929, 1001 (100)
PROSP. P. BLANK
201 1941
D.T. FOWLER
JUNE 1930
CHANDLER BROS. & CO.
MAY 1931

NOTE
ANY PROPERTY COVERS NOT
LARGELY ARE CONSIDERED
RELATIVE

28-A-90-B

Property Description

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 1, containing 31.93 acres, more or less, as shown on plat prepared for Riley Pendergrass Estate by C. O. Riddle Surveying Co., Inc. dated May 24, 1992 and revised June 17, 1992 and recorded in the ROD Office for Greenville County, SC in Plat Book 28-A, Page 90-A & 90-B. For a more complete and particular description, reference is hereby made to the above referred to plat and record thereof.

This being the same property conveyed to Burdette Construction, Incorporated by deed of Burdette Enterprises Inc. of South Carolina dated April 12, 2012 and recorded in the ROD Office for Greenville County, SC. in Deed Book 2404, Page 1339 on April 17, 2012.

Property Description for Right-of-Way

To include the 3.211 acres of Conestee Road right-of-way as shown within the associated Annexation Map exhibit.

Austin Rutherford

From: Paul Talbert <PTalbert@seamonwhiteside.com>
Sent: Friday, December 3, 2021 8:33 AM
To: Austin Rutherford; 'bedward640@gmail.com'; 'dtaylor@ahold.com'; 'tom@shaunandshari.com'; 'j_rousey@bellsouth.net'; 'garth@commandready.com'; 'lavish0332@gmail.com'
Cc: Caroline Donaldson; 'Alvin Johnson'
Subject: Presentation - Conestee THs
Attachments: Neighborhood Meeting Presentation draft.pdf

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Austin,
Please refer to the attached presentation from last night.

Attendees were as follows:

The development team – Alvin Johnson, Jay Harvey, Caroline Donaldson, Paul Talbert

Nellie Ruth Melvin – Conestee Lake Rd

Joe Tringale – Lakewood Dr

Dave Taylor – 3rd Ave

Brenda Edward – Mauldin Rd

Tony Burdette – N/A

Frank Case – N/A

Tom Grindstaff – N/A

James Rousey – N/A

Garth Massey – N/A

La Verne Davis – N/A

Alex ? – N/A



Paul Talbert, PE
Civil Engineering Team Lead
P: (864) 298-0534 x 506
C: (904) 885-0188
PTalbert@SeamonWhiteside.com
www.seamonwhiteside.com

CONESTEE ROAD RESIDENTIAL

Proposed Single Family Development Project
Levi Grantham Land Group



PROJECT TEAM INTRODUCTION

Developer | **Levi Grantham Land Group**

- Alvin Johnson - Director, Entitlements & Due Diligence
- Jay Harvey - Director, Land development



Land Planning and Engineering | **SeamonWhiteside**

- Paul Talbert - Civil Engineering Project Lead
- Caroline Donaldson - Land Planning Project Lead



PROJECT OVERVIEW

Annexation into the City of Greenville:

- Currently, the project is submitted for annexation from Greenville County into City of Greenville
- Existing Zoning is R-S, proposed zoning is RM-1

Proposed Major Subdivision:

- Proposed Subdivision of +/- 112 Units
- Mix of attached and detached, front and rear loaded
- Emphasis on Open space and natural resources of the site

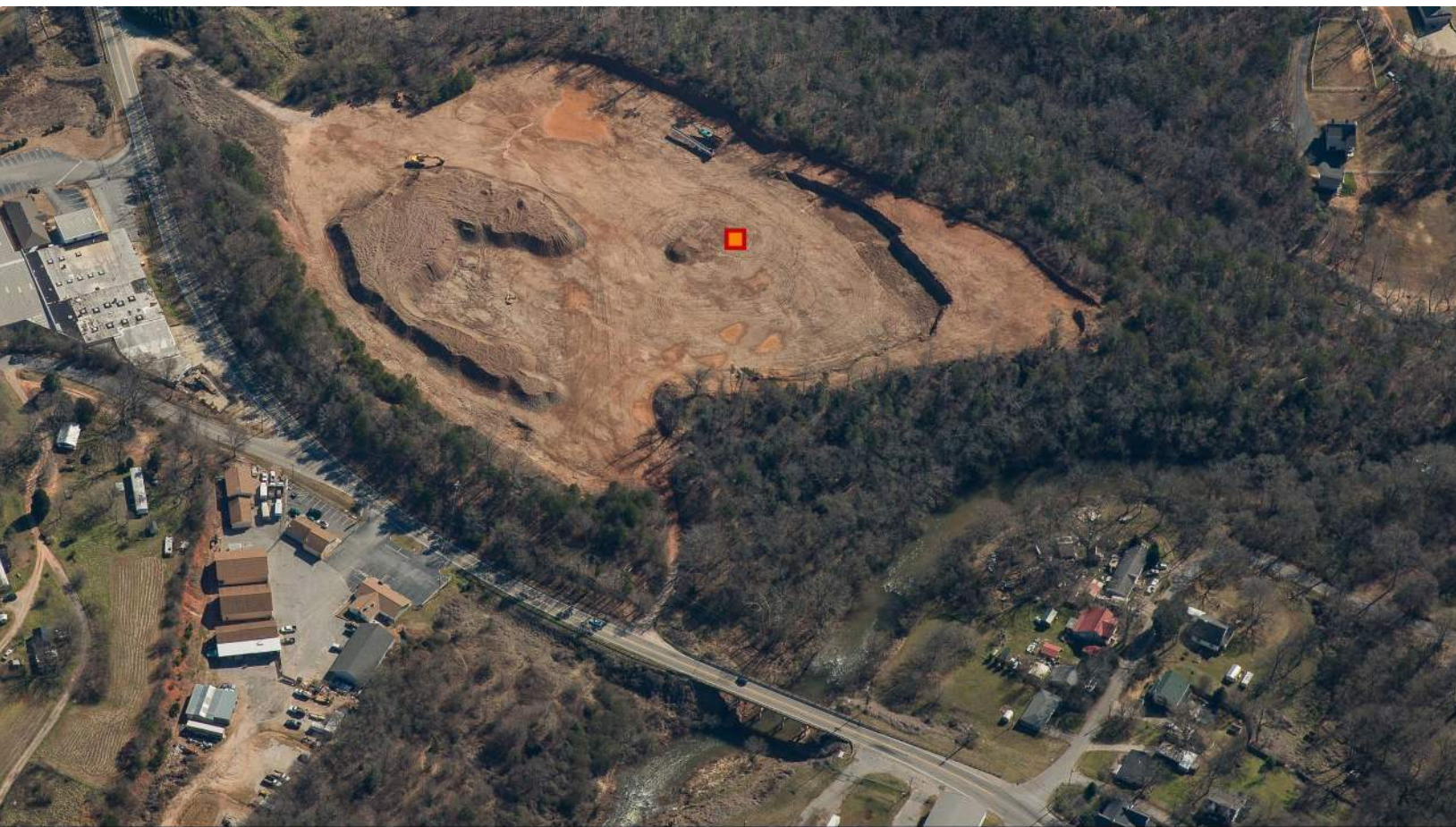




LOCATION

Conestee Rd, Greenville, SC
Map Number: M013020100100

EXISTING SITE IMAGERY



ANNEXATION

Goal:

- Annex Property into City of Greenville
- Proposed Zoning: RM-1

Why?

- City of Greenville allows cluster development, allowing preservation of natural resources and clustering of houses.



PROPOSED SUBDIVISION

Goal:

- Get subdivision approval from City of Greenville following annexation.
- Mix of attached and detached units and front and rear loaded lots
- +/- 50% of site preserved as open space
- Recreational access to natural resources is a priority

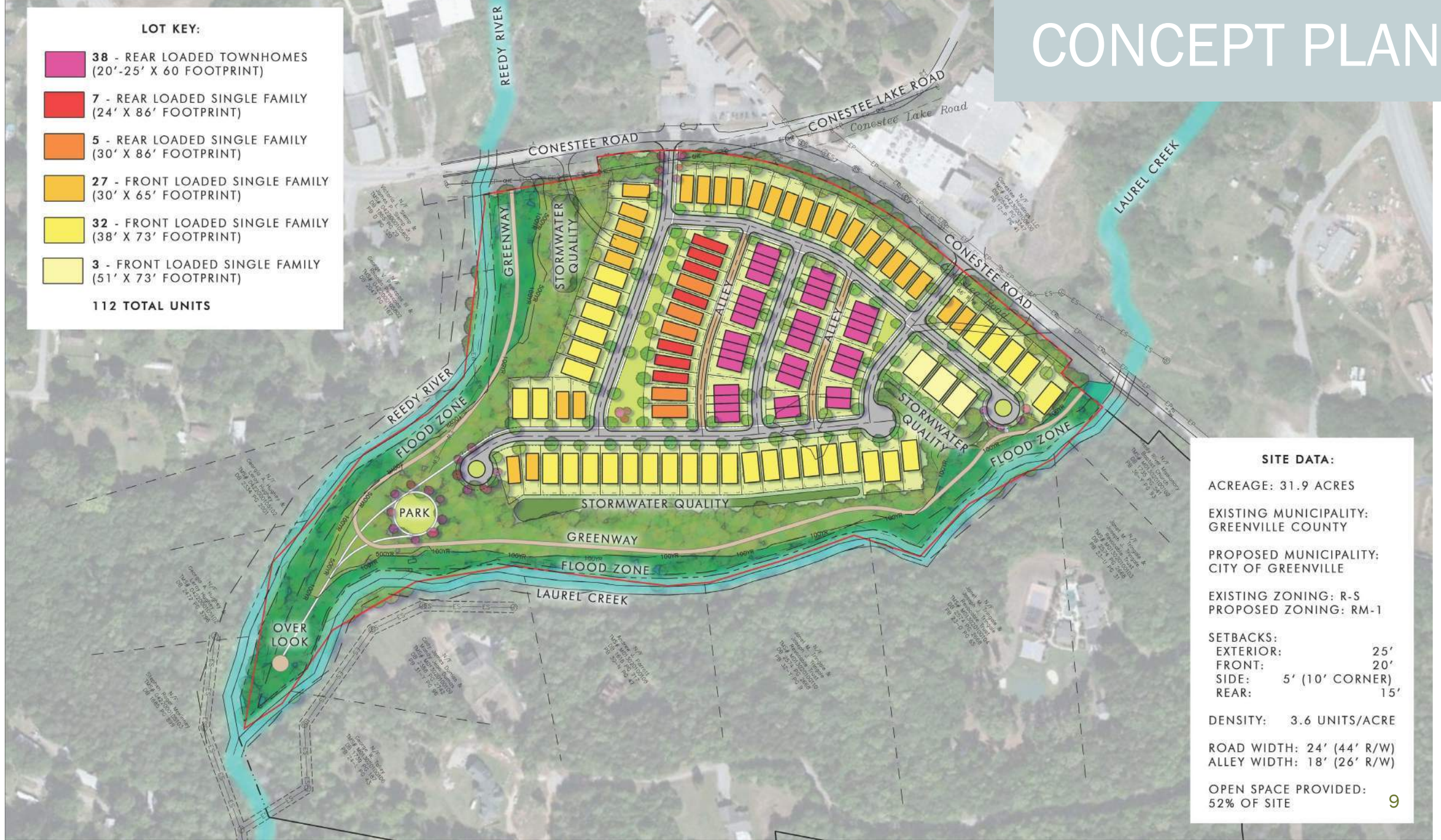


CONCEPT PLAN

LOT KEY:

- 38** - REAR LOADED TOWNHOMES
(20' X 25' X 60 FOOTPRINT)
- 7** - REAR LOADED SINGLE FAMILY
(24' X 86' FOOTPRINT)
- 5** - REAR LOADED SINGLE FAMILY
(30' X 86' FOOTPRINT)
- 27** - FRONT LOADED SINGLE FAMILY
(30' X 65' FOOTPRINT)
- 32** - FRONT LOADED SINGLE FAMILY
(38' X 73' FOOTPRINT)
- 3** - FRONT LOADED SINGLE FAMILY
(51' X 73' FOOTPRINT)

112 TOTAL UNITS



SITE DATA:

ACREAGE: 31.9 ACRES

EXISTING MUNICIPALITY:
GREENVILLE COUNTY

PROPOSED MUNICIPALITY:
CITY OF GREENVILLE

EXISTING ZONING: R-S
PROPOSED ZONING: RM-1

SETBACKS:
EXTERIOR: 25'
FRONT: 20'
SIDE: 5' (10' CORNER)
REAR: 15'

DENSITY: 3.6 UNITS/ACRE

ROAD WIDTH: 24' (44' R/W)
ALLEY WIDTH: 18' (26' R/W)

OPEN SPACE PROVIDED:
52% OF SITE

INSPIRATION IMAGERY



THANK YOU
Questions?

